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## MINUTES OF THE HISTORIC PRESERVATION COMMISSION February 12, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus  
34 E. 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

Commission Present:

Andrea Gregory, Chair  
Chuck Buss  
Anne Bilsbarrow  
Lauren Proper  
Brenda Shears  
Scott Solliday  
Korri Turner

Commission Absent:

Ira Bennett, Vice Chair  
Charlie Lee

City Staff Present:

Brenda Abney, Tempe History Museum  
Hansen, Project Management Coordinator  
Eric Iwersen, Principal Planner  
Billy Kiser, Graduate Intern  
Jared Smith, Tempe History Museum  
Holly Solis, Graduate Intern  
John Larsen Southard, Historic Preservation Officer  
Mark Vinson, FAIA, City Architect

Public Present:

Mark Brodbeck	Lane Carraway
Brittany Cleveland	Vic Linoff
Alec Moore	Joe Nucci

Chair Gregory called the meeting to order at 6:03 p.m.

1. Call to Audience:

- No Reply

2. Approval of January 8, 2015 Historic Preservation Commission minutes

Commissioner Solliday moved to approve the January 8, 2015 minutes, as amended. The motion was seconded by Commissioner Shears and passed with a vote of 7-0.

3. Elections

- Commissioner Shears nominated Andrea Gregory for the position of Chair. The nomination was seconded by Commissioner Buss, and passed with a vote of 7-0.
- Commissioner Turner nominated Scott Solliday for the position of Vice-Chair. The nomination was seconded by Commissioner Shears and passed with a vote of 7-0.

4. Urban Streetcar Project – Eric Iwersen (City of Tempe) and Valley Metro staff / consultants

- Chair Gregory recused herself from the discussion due to her involvement in the Streetcar project.
- Alec Moore made a presentation outlining the Valley Metro Urban Streetcar project's proposed route and any effects of construction on historically / culturally significant sites along the proposed route. The Streetcar team determined the proposed route to be of No Adverse Effect to adjacent historic / cultural sites.
- Commissioner Proper inquired about the lettering system used in the Streetcar team presentation. Andrea Gregory, speaking from the floor as a member of the project team, explained that the lettering system classified potential curb replacements, Streetcar stops, and other proposed infrastructure modifications.

- Commissioner Turner inquired about the requirement for there to be excavation exceeding three (3) feet in depth before archaeological testing must be conducted. The Streetcar project team stated the measurement was approved by the State Historic Preservation Office in 2012 and that project excavation depths will average one (1) to two (2) feet.
- Hansen inquired about the Streetcar stops located in or adjacent to historic properties / districts and whether their design will be site-specific. The Streetcar team answered that they will be considering public art or site-specific measures to maintain the character of nearby historic / cultural properties and districts.

5. Discuss and consider formation of an Archeologically Sensitive Classification Subcommittee

- HPO Southard discussed the Archaeologically Sensitive ("AS") classification process and the length of time since any such classification has been made. Southard then proposed the creation of an Archaeologically Sensitive Classification Subcommittee tasked with identifying Archaeologically Sensitive sites in Tempe and advising the Tempe Historic Preservation Office on other archaeological site-related matters.
- Commission discussion of the value of such work and the potential difficulty of identifying candidate sites on an ongoing basis.
- Commission discussion of establishing the proposed subcommittee but reducing scope of work to serving as an advisory body charged with formulating suggestions relating to process for identifying Archaeologically Sensitive sites.
- Commission discussion identified Chair Gregory, Vice-Chair Solliday, and Commissioner Turner as having the professional backgrounds necessary to serve on such a subcommittee.
- Commissioner Shears moved to create an ad hoc Archeologically Sensitive Classification Subcommittee tasked with developing means of identifying sites potentially warranting Archeologically Sensitive classification, making suggestions relating to how the Tempe Historic Preservation Office can stay abreast of sites warranting Archaeologically Sensitive classification, offering recommendations as to how to most accurately record said sites, and crafting disclosure guidelines pertaining to sensitive cultural information contained within the Archaeologically Sensitive classification files maintained by Tempe HPO. Subcommittee members are to be Chair Gregory, Vice-Chair Solliday, and Commissioner Turner. The motion was seconded by Commissioner Bilsbarrow and passed with a vote of 7-0.

6. Discuss and consider Ocotillo Power Plant project scope

- HPO Southard updated the Commission on the Ocotillo Power Plant project. He discussed Arizona Public Service's involvement, \$15,000 research grant, and ability to disburse funds directly to the project contractor. Southard proposed the Commission provide direction for the project scope by identifying key research topics.
- The Commission discussed potential project topics and ranked suggestions in order of perceived importance.
- The Commission discussed merging the suggested topics of Ocotillo Power Plant employees and APS corporate culture with the topic of the plant's impact on nearby industrial and residential development.
- Commissioner Bilsbarrow moved the Commission provide the following direction to the project vendor, who is to be selected in consultation with HPO Southard:

- Construction and operation of the Ocotillo Power Plant as a component of Tempe development during the period 1958-1975 – 40% of project scope
- Photographic documentation – 30% of project scope (with 2/3 of this allotment devoted to historic photography and 1/3 devoted to current photography)
- Ocotillo Power Plant employees, APS corporate history / culture, and Ocotillo's ties to nearby residential and industrial operations – 30% of project scope

In order to fulfill the aims of this study, the Commission respectfully requests the contractor be granted full access to the APS corporate archives. The motion was seconded by Commissioner Solliday and passed with a vote of 7-0.

7. Legislative Update

- Proposed bill HB2337 would create a state tax credit for commercial rehabilitation of historic sites; this bill is not expected to pass.
- The Commission discussed existing historic property rehabilitation tax credits.

8. Discuss and consider Chair / Staff updates

- HPO Southard updated the Commission on activities including the Moeur Park WPA stonework safety barrier, visiting Hayden Flour Mill with the Baum Development team, preliminary research into the Arizona State Parks Site Steward program, National Register nominations (Date Palm Manor and Tomlinson Estates) slated to be heard at the March 20<sup>th</sup> Historic Sites Review Committee meeting, and an Tempe Historic Property Register nomination for 1220 South Maple Avenue.
- Southard updated the Commission on upcoming conferences (Arizona History Convention and Arizona State Historic Preservation Conference), and Tempe HPO representation at an upcoming Maricopa Association of Governments meeting.
- Southard discussed creating a framework for consideration of Certificates of No Effect and Certificates of Appropriateness. Chair Gregory advised Southard that such guidelines have been considered and approved. Southard will review HPC meeting minutes dating from before his tenure to learn more.

9. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- No reply

Chair Gregory adjourned the meeting at 7:46 p.m.

Prepared by: Holly Solis and Billy Kiser, Graduate Interns

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer

  
Andrea Gregory, Chair